

## MEMORANDUM

July 2<sup>nd</sup>, 2014

**TO:** Landmarks Board

**FROM:** Lesli Ellis, Comprehensive Planning Manager  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner  
Angela Smelker, Historic Preservation Intern

**SUBJECT:** Public hearing and consideration of an application for a Landmark Alteration Certificate to construct a 1,938 sq. ft. addition to the main house, to relocate an existing garage on the property, and to construct a 330 sq. ft. one-car garage at 711 Pine St. in the Mapleton Hill Historic District, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2014-00172).

### STATISTICS:

- |                          |                            |
|--------------------------|----------------------------|
| 1. Site:                 | 711 Pine St.               |
| 2. Zoning:               | RL-1 (Residential-Low 1)   |
| 3. Lot size:             | 10,323 sq. ft.             |
| 4. Existing House:       | 990 sq. ft.                |
| 5. Proposed Addition:    | 1,938 sq. ft.              |
| 6. Existing Garage:      | 245 sq. ft.                |
| 7. Proposed Garage:      | 330 sq. ft.                |
| 8. Applicant/Owner:      | David Waugh, Kevin Deighan |
| 9. Date of Construction: | 1939                       |

### STAFF RECOMMENDATION:

If the applicant complies with the conditions listed below, staff considers the proposed construction of an addition, relocating the existing garage and constructing a new one-car garage on the property will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, the *General Design Guidelines*, and the *Mapleton Hill Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board adopt the staff memorandum dated July 2<sup>nd</sup>, 2014, as the findings of the board, and approve the proposed construction and relocation shown on*

*plans dated 05/22/2014, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:.*

**CONDITIONS OF APPROVAL:**

1. The applicant shall be responsible for constructing the house, relocating the garage and constructing a new one-car garage in compliance with the approved plans dated 05/22/2014, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit a revised design that, to the extent possible, reduces the mass and scale of the addition and further simplifies the form of the addition when viewed from Pine St. to ensure that it is more subordinate to the historic portion of the house.
3. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall provide details on the rehabilitation of the existing house including, but not limited to, removal of vinyl siding and shutters as well as details on the move and rehabilitation of the existing garage.
4. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following, which shall be subject to the final review and approval of the Landmarks design review committee: revisions to the design to ensure that the fenestration of the addition that is publicly visible is simplified to be more compatible with the main house and the streetscape; plans for clapboard siding on the addition and new garage that subtly differentiate it from the siding on the main house; window and door details, as well as wall materials, doors, siding material details, paint colors, roofing and any hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* and the intent of this approval.

### SUMMARY:

- On May 29<sup>th</sup>, 2014, the applicant submitted a completed landmark alteration certificate to add to the house, relocate the garage and construct a new 330 sq. ft. garage on the property at 711 Pine Street.
- Because the proposal calls for the relocation of a building in a historic district, review by the full Board is required.
- The applicant has met with staff to review the proposal several times. Through that process the addition has been reduced.
- Staff considers that the 1939 house and garage, constructed within the (1865-1946) period-of-significance for the Mapleton Hill Historic District and retaining a high degree of integrity, are contributing buildings.
- Staff finds the proposed new construction to be generally consistent with the criteria for a Landmark Alteration Certificate as per 9-11-18(a) & (b)(1)-(4) B.R.C. 1981, the *General Design Guidelines* and the *Mapleton Hill Design Guidelines*.
- This recommendation is based upon the understanding that the stated conditions will be reviewed and approved by the Landmarks design review committee (Ldrc) prior to the issuance of a Landmark Alteration Certificate.

### PROPERTY HISTORY:

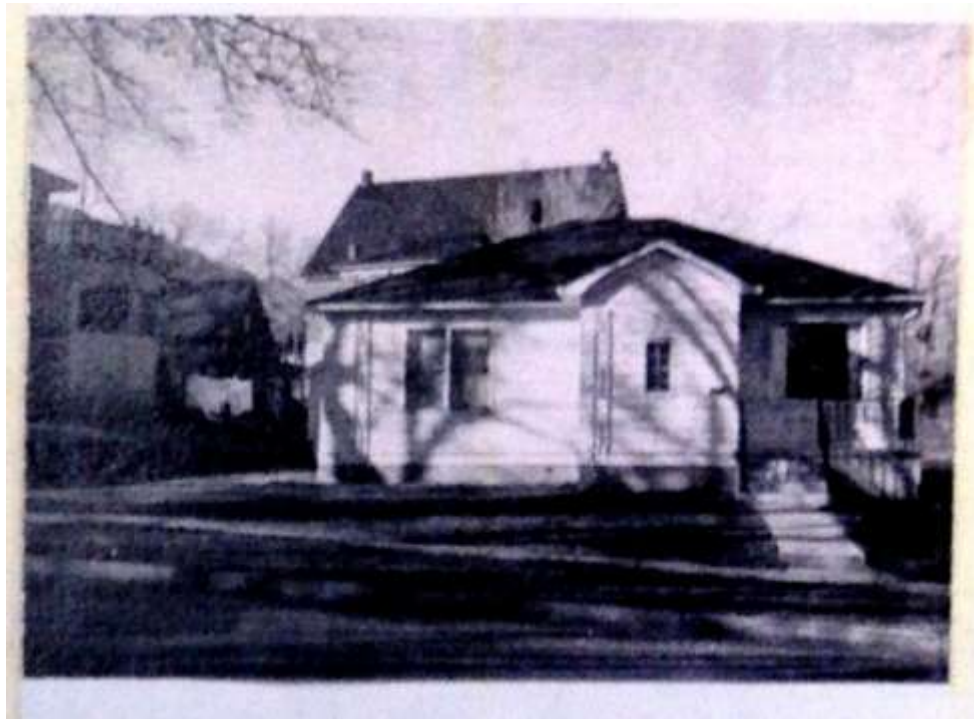


Figure 1. 711 Pine St. Tax Assessor Card photograph 1952.  
Photograph Courtesy the Carnegie Branch Library for Local History.

The one-story Minimalist-Traditional house at 711 Pine St. was constructed in 1939 and is indicative of houses of that type built between 1935 and 1950 with its intermediate roof pitch, façade gable and minimal ornamentation.

Early residents of 711 Pine included the Cooley family who occupied the home from 1951 to 1959. Leonard Cooley and his wife Mildred were originally from Kansas. Leonard was a farmer in Pawnee County, Kansas. The Cooleys moved to Boulder in 1948 and continued to maintain their wheat farm in Kansas. Mildred died in 1976, and Leonard died in 1989. They were survived by a daughter, Nadine Nan Earnshaw of Boulder.

After the Cooleys, Russell and Elsie Kelley resided in 711 Pine from 1960 to 1971. Russell was born in Nebraska in 1896 and married Elsie Mae Demmon, a native of Boulder, in 1922. Both Russell and Elsie were graduates of the University of Colorado in the early 1920s. Russell and Elsie moved to Washington D.C. when Russell took a position in the U.S. Office of Education. Russell also held similar jobs in Kansas, Oklahoma, Oregon, and Minnesota before retiring to Boulder with Elsie and taking up residence at 711 Pine.



*Figure 2. Photo of Russell and Elsie Kelley from the University of Colorado Annual, 1923.*

After the Kelleys, Elsyee and Hanford Langstroth lived at 711 Pine. Little is known of them other than their appearance in the City of Boulder directory as owning the residence until the early 2000s.

The 1994 Historic Building Survey for the property did not find the house to be a contributing element to the Mapleton Hill Historic District since, at that time, it was built after the period-of-significance for the district. However, the 2002 amendment extending the Mapleton Hill Historic District period of significance to 1946 makes it its 1939 construction date potentially contributing.

While the Minimalist-Traditional manner of design is relatively infrequent in Mapleton Hill, this form does represent architectural design during a period of significant growth in Boulder. The Minimal-Traditional house type is recognized in the 2010 *Historic Context and Survey of Post-World War II Residential Architecture* as featuring a medium-pitched roof and little or no ornamentation. Porches, if present, are often integrated into the façade, and attached garages or carports are common to this housing type. The Minimal Tradition was the most common housing type in Boulder from 1935s to 1950.

*Figure 1* shows the Tax Assessor photograph of the house in 1952. Few changes appear to have occurred since that time with the exception of the application of vinyl siding and shutters. The owner represents that the original wood siding is below the vinyl.

A one-car garage located immediately west of the main house appears to have been constructed around the same time, and is mentioned on the 1952 Tax Assessment for the property.

In their letter, the applicant and owner consider the house and garage to be of little architectural merit and request that the buildings be considered non-contributing. Staff acknowledges that the buildings are much less grand than many earlier examples on Pine St, however, staff considers these buildings contributing because construction occurred within the 1865-1946 period-of-significance for the Mapleton Hill Historic District. The house and garage exist in comparatively original condition and are relatively intact. They clearly contribute to the historic significance of the district.

#### **DESCRIPTION:**

The property is located on the north side of Pine St. between 6<sup>th</sup> and 8<sup>th</sup> Street, in the West Boulder addition to the city, which was platted in 1874. The approximately 990 sq. ft. house is located on a 10,323 sq. ft. lot.



*Figure 3. Location Map, 711 Pine St.*

The one story house was constructed around 1939, features a hipped roof with a projecting front gable, and is clad in horizontal lap siding with corner boards. An asymmetrical uncovered porch on the façade has a concrete base and a wrought iron balustrade and railing. The entrance features an off-center slab door, double-hung and plate glass windows.



*Figure 4. South (front) elevation of 711 Pine St., 2014.*





*Figure 5. West elevation of 711 Pine St., 2014.*

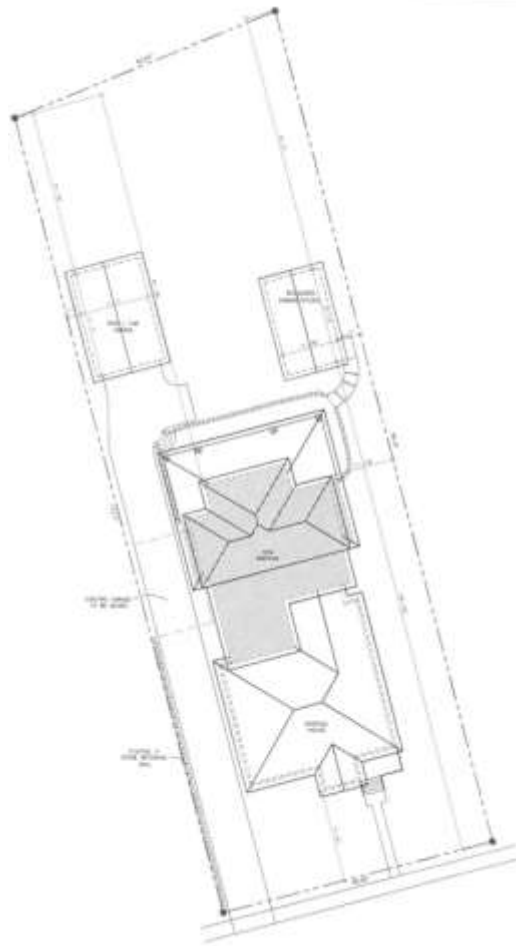


*Figure 6. East elevation of 711 Pine St., 2014.*

### **PROPOSED ADDITION**

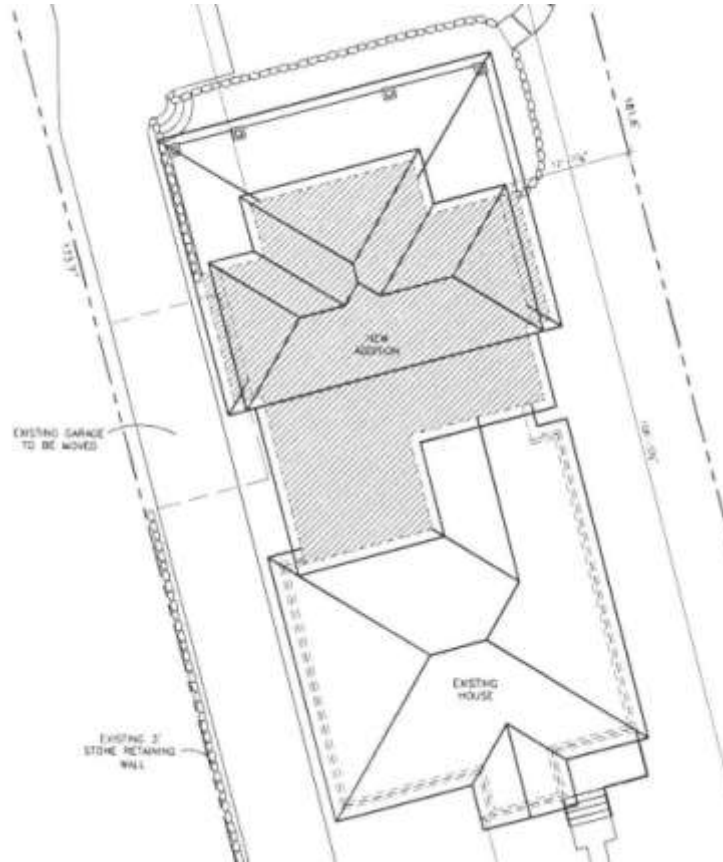
Drawings show a 1,018 sq. ft. addition to be constructed at the rear of the existing 990 sq. ft. house. The first floor will consist of 1,008 sq. ft. and the second floor will consist of 920 sq. ft. The garage currently takes access from the street as the property does not border an alley. This condition is proposed to be maintained with the relocation of the existing garage and construction of a new garage at the west side of the property.

In total, the floor area of the house will be approximately 2,900 sq. ft. with the estimates lot coverage of the house estimated at 1,998 sq. ft. on the 10,323 sq. ft. lot. The application states with the existing and proposed garage, the total floor area (FAR) for the proposal to be 3,493 sq. ft. where the maximum FAR for this property is 4,180 sq. ft.



*Figure 7. Existing and Proposed Site Plans.*





*Figure 8. Close up of Existing and Proposed Site Plan*



*Figure 9. Existing South Elevation (façade)*



*Figure 10. Proposed South Elevation (façade)*

In elevation, the addition is shown to feature a flat-roof element and low hipped roof to reduce visibility of the mass from the street. The south elevation shows the proposed rear addition extending above the existing house, resulting in the addition being visible from Pine St., though set back between 50 -60 feet from the south property line facing onto Pine St. Three divided light windows on the second story of the addition are shown to face south.



*Figure 11. Existing East Elevation*



*Figure 12. Proposed East Elevation*

The east elevation shows the two-story addition connected to the existing house by way of a flat-roofed two-story connector. The proposed connector rear addition is shown to extend 34 ft. from the north wall of the existing house (the east wall of the main portion of house is 30 ft. in length).

The east wall of the connector is shown to be 12 ft. long, set in 3 ft. from the northeast corner of the house, at the height of the main portion house then stepping up to the flat roofed two-story addition. This elevation of the house is fenestrated with single-light casement windows. A wrap-around porch is shown to continue around the rear portion of the east face.



*Figure 13. Existing North Elevation*



*Figure 14. Proposed North Elevation (rear)*

Plans show the first floor of the north (rear) elevation of the addition to feature a wrap-around porch beneath which are located three sets of French doors and a single light man-door. The second-story of this face is shown to be fenestrated by two single-light casement windows.



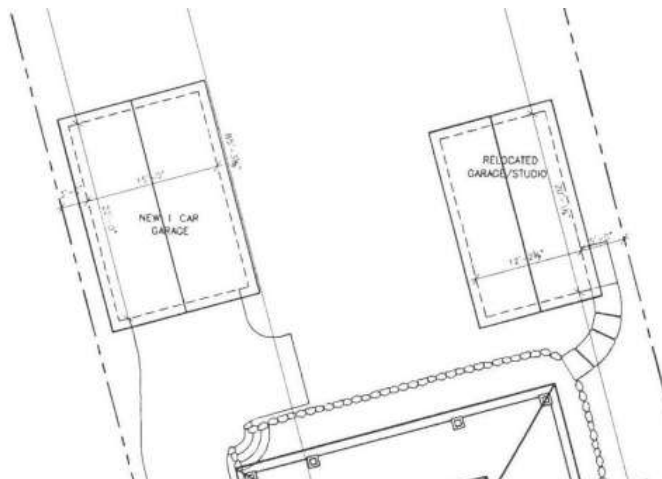
*Figure 15. Existing West Elevation*



*Figure 16. Proposed West Elevation*

The west elevation of the addition is shown to be set approximately 3 ft. from the north-west corner of the existing house where it steps up to the two-story flat roof. Like the east elevation this face of the house is shown to be fenestrated by a variety of single light casement windows and a wrapping porch at the rear.

The addition is shown to be sided in narrow wood clapboard siding (2<sup>nd</sup>-story) and wood board and batten siding (1<sup>st</sup> floor). Details on windows, doors, roofing and treatment of exterior materials on the existing house were not specified in the application.



*Figure 17. Proposed new garage and relocated garage/studio.*

## PROPOSED RELOCATION OF EXISTING GARAGE AND CANSTRUCTION OF NEW ONE-CAR GARAGE

Plans call for the existing 245 sq. ft. garage to be relocated from the west side of the lot to the east side and to be used as a studio. Other than relocation, no changes are shown to be made to the existing garage. A new one car garage of 330 sq. ft. will be constructed behind the house by the west fence line. Because of the slope of the lot, the simple gable end building is shown to be bermed into the ground at the north. Fenestration consists of a simple wood automobile door at the south with a man door and single light casement window on the east face of the building. Plans call for the new building to be sheathed in wood clapboard siding and board and batten to match the proposed addition.



*Figure 18. South and East Elevations of proposed garage.*



*Figure 19: North and West Elevations of proposed garage.*

## CRITERIA FOR THE BOARD'S DECISION

Subsection 9-11-18(b) and (c), B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.



(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building meets the requirements of paragraphs (b)(2) and (3) above.

(c) In determining whether to approve a Landmark Alteration Certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

## ANALYSIS

*1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district?*

Constructed in 1939, staff considers the modest Minimal-Traditional building contributing to the historic character of the Mapleton Hill Historic District. Staff finds that, provided the listed conditions are met, the proposed alterations to the property including an addition to the house, relocation of the existing garage, and construction of a new one-car garage will preserve the historic character of the property and the immediate streetscape and be consistent with the *General Design Guidelines* and the *Mapleton Hill Historic District Guidelines* (see Design Guidelines Analysis section).

*2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?*

Staff finds that, provided the listed conditions are met, the proposed application will not adversely affect the special character or special historic, architectural, or

aesthetic interest or value of the landmark property as it will be generally compatible with the *General Design Guidelines* and the *Mapleton Hill Design Guidelines* in terms of mass, scale, height, design and color (see Design Guidelines Analysis section).

*3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*

Staff finds that, provided the listed conditions are met, the proposed addition, relocation of the existing garage, and construction of a new one-car garage will be generally compatible with the architectural form, arrangement, texture, color, arrangement of color, and materials used on the proposed building and will be generally compatible with the character of the historic district in terms of mass, scale, height, setback, and design (see Design Guidelines Analysis section).

*4. Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?*

Not applicable.

#### **DESIGN GUIDELINES ANALYSIS:**

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *General Design Guidelines*.

## GENERAL DESIGN GUIDELINES -ADDITIONS TO HISTORIC BUILDINGS, 4.0.

<b>4.1</b>	<b>Protection of Historic Structures and Sites</b>		
	<b>The primary concern of the Landmarks Board in reviewing additions to historic structures is the protection of the existing structure and the character of the site and district.</b>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Construct new additions so that there is a least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged or destroyed</i>	Addition is proposed at rear of contributing house.	Yes
.2	<i>New additions should be constructed so that they may be removed in the future without damaging the historic structure.</i>	The rear wall of the house will be removed to accommodate the addition, though rear corners of house will be maintained.	Maybe
.3	<i>It is not appropriate to construct an addition that will detract from the overall historic character of the principal building and/or the site, or if it will require the removal of significant building elements or site features.</i>	The proposed mass and scale is significantly larger than the existing house, though siting, stepping-in of wall and roof forms will mitigate the addition. Publicly visible only from Pine Street – no alley.	Maybe
<b>4.2</b>	<b>Distinction from Historic Structures</b>		
	<i>All additions should be discernible from the historic structure. When the original design is duplicated the historic evolution of the building becomes unclear. Instead, additional should be compatible with the historic architecture but clearly recognizable as new construction.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>Distinguish an addition from the historic structure, but maintain visual continuity between the two. One common method is to step the addition back and/or set it in slightly from the historic structure.</i>	Proposed addition is distinct from house in form, detailing and materiality. A 4 ft. recess is on one side and a 2 ½ ft recess is on the other. A portion of the proposed addition will have a flat roof to further distinguish itself from the historic portion of the house. Steps might be taken to further develop a visual continuity between the existing house by simplifying	Maybe

		form, fenestration, and refining materiality. Revisions at Ldrc.	
.2	<i>Do not directly copy historic elements. Instead, interpret historic elements in simpler ways in the addition.</i>	In form, the addition respects the historic house, and does not seek to replicate historic elements. Steps might be taken to further develop a visual continuity between the existing house by simplifying form, fenestration, and refining materiality. Revisions at Ldrc.	Maybe
.3	<i>Additions should be simpler in detail than the original structure. An addition that exhibits a more ornate style or implies an earlier period of architecture than that of the original is inappropriate.</i>	Existing house is very simple in form and detailing; addition's form and detailing should be further simplified and proportion of form and fenestration refined to reflect the main portion of the house. Revisions at Ldrc.	Maybe
.4	<i>The architectural styles of additions should not imitate the historic style but must be compatible with it. Contemporary style additions are possible, but require the utmost attention to these guidelines to be successful. The use of two distinct historic styles, such as adding Tudor-style half-timbering to a Classic Cottage, is inappropriate.</i>	Proposed addition is generally complementary to the style of the historic building but does not seek to replicate it.	Yes
<b>4.3</b>	<b>Compatibility with Historic Buildings</b>		
	<i>Introducing new construction that contrasts sharply with an existing historic structure or site detracts from the visual continuity that marks our historic districts. While additions should be distinguishable from the historic structure, they must not contrast so sharply as to detract from the original building and/or the site. Additions should never overwhelm historic structures or the site, in mass, scale or detailing.</i>		
	<b>Guideline</b>	<b>Analysis</b>	<b>Meets Guideline?</b>
.1	<i>An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the building.</i>	Addition will add over double the square feet of the existing house which is very simple. The proposed addition will add a vertical proportion of the building and will be clearly differentiated from the	Maybe

		main house. Consider reducing height and mass of addition additionally to make more subordinate to the main portion of the historic house when viewed from the public way. Revise at Ldrc.	
.2	<i>Design an addition to be compatible with the historic building in mass, scale, materials and color. For elevations visible from public streets, the relationship of solids to voids in the exterior walls should also be compatible.</i>	Relationship of solids to voids on the east and west elevations of the proposed addition is generally compatible with those found on historic houses. Amount of glazing at north (rear) elevation may not be appropriate, and size of window openings appear somewhat out of scale and awkwardly located on east and west faces. Resolve at Ldrc.	Maybe
.4	<i>Reflect the original symmetry or asymmetry of the historic building.</i>	Symmetry of original house is reflected in fenestration south face. Fenestration on east and west elevations is awkward and should be simplified to follow same relationship. Resolve at Ldrc.	Maybe
.5	<i>Preserve the vertical and horizontal proportion of a building's mass.</i>	The horizontal form of house will remain, though the addition's visibility from the south elevation - foreshortening will make vertical aspect of addition secondary, though steps should be taken to reduce the mass and scale of the addition to the extent possible. Resolve at Ldrc.	Maybe

4.4	Compatibility with Historic Site and Setting		
	<i>Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Design new additions so that the overall character of the site, site topography, character-defining site features and trees are retained.</i>	Character of the long, narrow site will be maintained, and significant site features are not proposed for removal.	Yes
.2	<i>Locate new additions on an inconspicuous elevation of the historic building, generally the rear one.</i>	Addition is at the rear of the historic house but will be visible to the public along Pine Street. This is the only face	Yes

	<i>Locating an addition to the front of a structure is inappropriate because it obscures the historic facade of a building.</i>	of the building practical to construct an addition, but consideration should be given to reducing its mass and scale to the extent possible when viewed from Pine Street.	
.3	<i>Respect the established orientation of the original building and typical alignments in the area.</i>	Addition does not affect historic orientation and alignments of the building along the streetscape.	Yes
.4	<i>Preserve a backyard area between the house and the garage, maintaining the general proportion of built mass to open space found within the area. See Guideline 2.1.1.</i>	Proposed addition of a larger one car garage will take the place of the historic garage which is to be relocated to the opposite side of the property; addition and new garage will not significantly affect the general proportion of built mass to open space.	Yes

4.5 Key Building Elements			
	<i>Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they compliment the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Maintain the dominant roofline and orientation of the roof form to the street.</i>	Roofline of addition will be relatively low massed and separated by a connector with a flat roof. Hip roof on addition will be set back 70 ft. from south (front) property line and so will likely have minimal visibility when viewed from Pine Street.	Yes
.2	<i>Rooflines on additions should be lower than and secondary to the roofline of the original building.</i>	Roofline of addition is shown at same height as main house. Consider dropping this element to further distinguish addition roof from existing house.	
.3	<i>The existing roof form, pitch, eave depth, and materials should be used for all additions.</i>	The proposed roof proportions and materials are generally compatible with the historic house.	Yes
.5	<i>Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.</i>	Symmetry of original house is reflected in fenestration on the south face. Fenestration on east and west elevations is awkward and should be simplified to follow same relationship in terms of placement and proportion. North face will have no public	Maybe



		visibility. Resolve at Ldrc.	
.6	<i>Use window shapes that are found on the historic building. Do not introduce odd-shaped windows such as octagonal, triangular, or diamond-shaped</i>	Fenestration on east and west elevations is awkward and should be simplified to follow same relationship in terms of placement and proportion. Resolve at Ldrc.	Maybe

## MAPLETON HILL DESIGN GUIDELINES –MAJOR EXTERIOR RENOVATION, ADDITIONS AND SECOND STORIES, T.

F.	<b>Massing</b>		
	<b>While the specific details of the historic architectural styles of Mapleton Hill vary considerably, the most significant and identifiable feature of a building is its massing. Buildings of Italianate styling are square and vertical. Bungalows are low and rectangular, while Queen Anne styling is asymmetrical with many projections and details. Replication of stylistic detailing is not encouraged or necessary, however, the form which defines the building, should be respected.</b>		
	Guideline	Analysis	Meets Guideline?
1.	<i>Any addition to a building should preserve the existing symmetry or asymmetry.</i>	The proposed addition will generally not impact the asymmetry of the main house when viewed from Pine Street.	Yes
2.	<i>The vertical or horizontal proportion of a building's mass should be preserved.</i>	The addition may impact the horizontal proportion of the Minimal Traditional when viewed from Pine Street. Consider reducing mass and scale of addition to mitigate. Resolve at Ldrc.	Maybe

T.	<b>Major Exterior Renovation, Additions and Second Stories.</b>		
	<b>Large additions and additional stories to a building frequently change the character of the structure. The diversity that characterizes the historic district is a result of the variety in the sizes of buildings and the differing architectural styles. A design response that respects this diversity is most appropriate.</b>		
	Guideline	Analysis	Meets Guideline?
.4	<i>New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.</i>	Addition proposed at rear of historic building; no character defining features of existing house will be affected.	Yes
.5	<i>New design and construction should always be differentiated from older</i>	Proposed addition is distinct from house in form, detailing and materiality. A 4 ft.	Maybe

	<i>portions of a building; however, the addition should respect the existing roof forms, and building scale and massing.</i>	recess on one side and a 2 ½ ft. recess on the other. A portion of the proposed addition will have a flat roof to further distinguish it from the historic portion of the house. Steps might be taken to further develop a visual continuity between the existing house by simplifying form, fenestration, and refining materiality. Revisions at Ldrc.	
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### General Design Guidelines

7.	GARAGES & OTHER ACCESSORY STRUCTURES		
7.1	Existing Historic Accessory Structures		
	<i>A primary concern of the Landmarks Board in reviewing proposed changes in historic districts is the protection of existing historic accessory structures and the character of the site and district.</i>		
	GUIDELINES:	ANALYSIS:	CONFORMS
.1	<i>Retain and preserve garages and accessory buildings that contribute to the overall character of the site or district.</i>	Staff considers that relocation of the garage will preserve the view of the building from the street and maintain orientation of garage to alley.	<b>Yes</b>
.2	<i>Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including roofs, materials, windows, and doors.</i>	No exterior changes to the existing garage are shown.	<b>Yes</b>

### Mapleton Hill Historic District Guidelines

D.	ALLEYS, EASEMENTS and ACCESSWAYS		
	<i>Alleys are a strong visual element of the district, and have much variety of scale and detail. They play an important role in the development patterns that give the more visible areas their character. Alleys provide access to rear parking and garages. They have a varied edge quality, with buildings both on the property lines and set back. The size and quality of these accessory buildings varies considerably. Careful consideration should be given to changes in traditional uses.</i>		
	Guidelines:	Analysis:	CONFORMS?
1.	<i>The use of alleys to provide access to the rear of properties should be preserved.</i>	Access to garage appears always to have been taken from Pine Street. Garage will no longer take access from alley. Steps might be taken to provide grass wheel path from garage door to sidewalk. Resolve at	<b>Maybe</b>

		Ldrc.	
2.	<i>Efforts should be made to protect the variety of shape, size and alignment of buildings along the alleys. Alleys should maintain a human scale and be sensitive to pedestrians.</i>	No alley	N/A
3.	<i>Buildings such as garages, sheds, etc. which contribute to this variety should be retained in their original form whenever possible.</i>	Generally maintains character of building in terms of orientation and location.	Yes
5.	<i>Efforts should be made to maintain the character of the alleys in the District.</i>	No alley	N/A
<b>P</b>	<b>GARAGES, CARPORTS AND ACCESSORY STRUCTURES</b>		
	<i>A variety of accessory buildings has been adapted for use as garages in the Mapleton Hill Historic District. Whether carriage houses or sheds, these structures have certain similarities. They are plain and utilitarian and are located at the rear of the property on the alley. Materials and building elements are varied.</i>		
	Guideline:	Consistency:	
.1	<i>If an existing structure is to be used as a garage the historic character of the building should be respected. As few changes as possible should be made.</i>	No exterior changes to the existing garage are shown.	Yes

<b>7.2 New Accessory Buildings</b>			
<i>New accessory buildings should follow the character and pattern of historic accessory buildings. While they should take design cues from the primary buildings, they must be subordinate in size, massing, and detailing. Alley buildings should maintain a scale that is pleasant to walk along and comfortable for pedestrians.</i>			
<b>Location and Orientation</b>			
.1	<i>It is inappropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building, and the site, or if it will require removal of a significant historic building element or site feature, such as a mature tree.</i>	The proposed construction of a new garage is in keeping with the design of the main house and existing garage and will not impact the character of the principal building.	Yes
.2	<i>New garages and accessory buildings should generally be located at the rear of the lot,</i>	The property takes access from Pine Street. Location of new garage behind	Yes

	<i>respecting the traditional relationship of such buildings to the primary structure and the site.</i>	house is appropriate.	
.3	<i>Maintain adequate spacing between accessory buildings so alleys do not evolve into tunnel-like passageways.</i>	No alley	N/A
.4	<i>Preserve a backyard area between the house and the accessory buildings, maintaining the general proportion of built mass to open space found within the area.</i>	Construction of proposed one-car garage will not affect general proportion of built mass to open space of the property or streetscape.	Yes
<b>Mass and Scale</b>			
.5	<i>New accessory buildings should take design cues from the primary building on the property, but be subordinate to it in terms of size and massing.</i>	Proposed design relates to existing house and garage; size and massing are appropriate.	Yes
.6	<i>New garages for single-family residences should generally be one story tall and shelter no more than two cars. In some cases, a two-car garage may be inappropriate.</i>	Proposed one-car garage is one-story tall. Massing proportionate to built mass and open space on property.	Yes
.7	<i>Roof form and pitch should be complementary to the primary structure.</i>	Roof form is complementary to the main house.	Yes
<b>Materials and Detailing</b>			
.8	<i>Accessory structures should be simpler in design and detail than the primary building.</i>	As shown, garage is simpler than main house in design, material, and detailing.	Yes
.9	<i>Materials for new garages and accessory structures should be compatible with those found on the primary structure and in the district. Vinyl siding and prefabricated structures are inappropriate.</i>	Proposed materials (wood siding, windows, and doors) will be compatible with character of historic district. Consider using not using only clapboard siding (see 2.3.3 above). Resolve at Ldrc.	Maybe
.10	<i>Windows, like all elements of accessory structures, should be simpler in detailing and smaller in scale than similar elements on primary structures.</i>	Proposed design of windows on east and elevation appears to be compatible in terms of window type, size and detailing with similar elements on the primary building.	Yes
.11	<i>If consistent with the architectural style and appropriately sized and located, dormers may be an appropriate way to increase storage space in garages.</i>	N/A	N/A
.12	<i>Garage doors should be consistent with the historic scale and materials of traditional accessory structures. Wood is the most appropriate material and two smaller doors</i>	Garage doors appear to be consistent in terms of scale and materials. Review final details at Ldrc.	Maybe

	<i>may be more appropriate than one large door.</i>		
.13	<i>It is inappropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.</i>	Proposed design does not attempt to recreate a false historic appearance.	<b>Yes</b>
.14	<i>Carports are inappropriate in districts where their form has no historic precedent.</i>	Carport not proposed.	<b>N/A</b>

Constructed in 1939, the Minimalist Traditional house at 711 Pine Street was built within the period-of-significance for the Mapleton Hill Historic District and retains a high degree of historic integrity and, as such, staff considers it to be contributing. Staff also acknowledges the modest, mid-century character of the house. Its diminutive scale makes it challenging to construct an addition that provides meaningful and useful space.

The roughly 10,000 sq. ft. property is located mid-block and does not back on to an alley. These circumstances provide for the ability to construct an addition of mass and scale than might otherwise be possible. That said, staff considers that steps should be taken to ensure that the mass and scale be reduced to the extent possible to mitigate the visual impact on the main house when viewed from Pine Street. Likewise, revisions should be made to the fenestration and detailing of the house so it is more compatible with that of the main house and the streetscape as a whole.

If such modifications to the design are made, staff considers the proposed construction of an addition will be generally consistent with the Historic Preservation Ordinance, Section 4 of the *General Design Guidelines* and Sections F and T of the *Mapleton Hill Design Guidelines*.

Staff considers issuance of a Landmark Alteration Certificate for the proposed addition to the contributing house, relocation of the contributing garage and construction of a new one-car garage to be consistent with the Historic Preservation Ordinance, the *General Design Guidelines*, and the *Mapleton Hill Historic District Guidelines*. As such, staff finds the application consistent with Section 9-11-18(a)&(b)(1-4) B.R.C., the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*, provided the listed conditions are met.

**FINDINGS:**

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The proposed new construction meets the standards in 9-11-18 of the Boulder Revised Code 1981.
  2. The proposed construction will not have an adverse effect on the value of the landmark property, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
  3. In terms of mass, scale, and orientation, the proposal will be generally consistent with Section 9-11-18(a)&(b)(1)-(4) B.R.C.1981, the *General Design Guidelines*, and the *Mapleton Hill Historic District Design Guidelines*.
- 

**ATTACHMENTS:**

- A: Tax Assessors Card
- B: Photographs
- C: Applicant's Materials

Attachment A: Tax Assessors Card



[illegible]

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate for 711 Pine St.

**BUILDING DESCRIPTION AND VALUE CALCULATION**

CLASSIFICATION NO. 1000 BLDG. NO. 1000

TYPE AND USE  
☒ 1 Family Dwelling  
☐ 2 Family Dwelling  
☐ 3 Family Dwelling  
☐ 4 Single Dwelling  
☐ 5 Apartment Building

MAJOR BUILDING DESCRIPTION

ROOFING  
☒ Asphalt Shingles  
☐ Built-up Asphalt  
☐ Wood Shakes  
☐ Slate  
☐ Metal  
☐ Tin  
☐ Copper  
☐ None Listed

BASINEMENT  
☐ Area  
☐ 100%  
☐ 75%  
☐ 50%  
☐ 25%  
☐ None

NO. FLOORS 1  
NO. STORIES 1  
NO. BASEMENT 0  
NO. ATTIC 0  
NO. GARAGE 0  
NO. PORCHES 0  
NO. TERRACES 0  
NO. BALCONIES 0  
NO. PATIOS 0  
NO. STAIRS 0  
NO. ELEVATORS 0  
NO. MECHANICAL ROOMS 0  
NO. STORAGE ROOMS 0  
NO. OTHER ROOMS 0

FOUNDATION  
☐ Full  
☐ Partial  
☐ None

EXTERIOR WALLS  
☐ Brick  
☐ Concrete  
☐ Stucco  
☐ Siding  
☐ Shingles  
☐ Asphalt  
☐ None

INTERIOR FINISH  
☐ Plaster  
☐ Drywall  
☐ Wood  
☐ Tile  
☐ Carpet  
☐ Hardwood  
☐ Laminate  
☐ Vinyl  
☐ None

ROOF  
☐ Pitched  
☐ Flat  
☐ Gabled  
☐ Hip  
☐ None

DATE OF CONSTRUCTION 1912

GROUND PLAN SKETCH (Indicate major elements)

DEPRECIATION AND OBSOLESCE

A. AGE (NORMAL DEPRECIATION) 10  
B. PHYSICAL CONDITION 10  
C. MODERNIZATION IMPROVEMENT 10  
D. TOTAL DEPRECIATION 30  
E. NET CONDITION (100-D) 70

SPECIAL OBSOLESCE

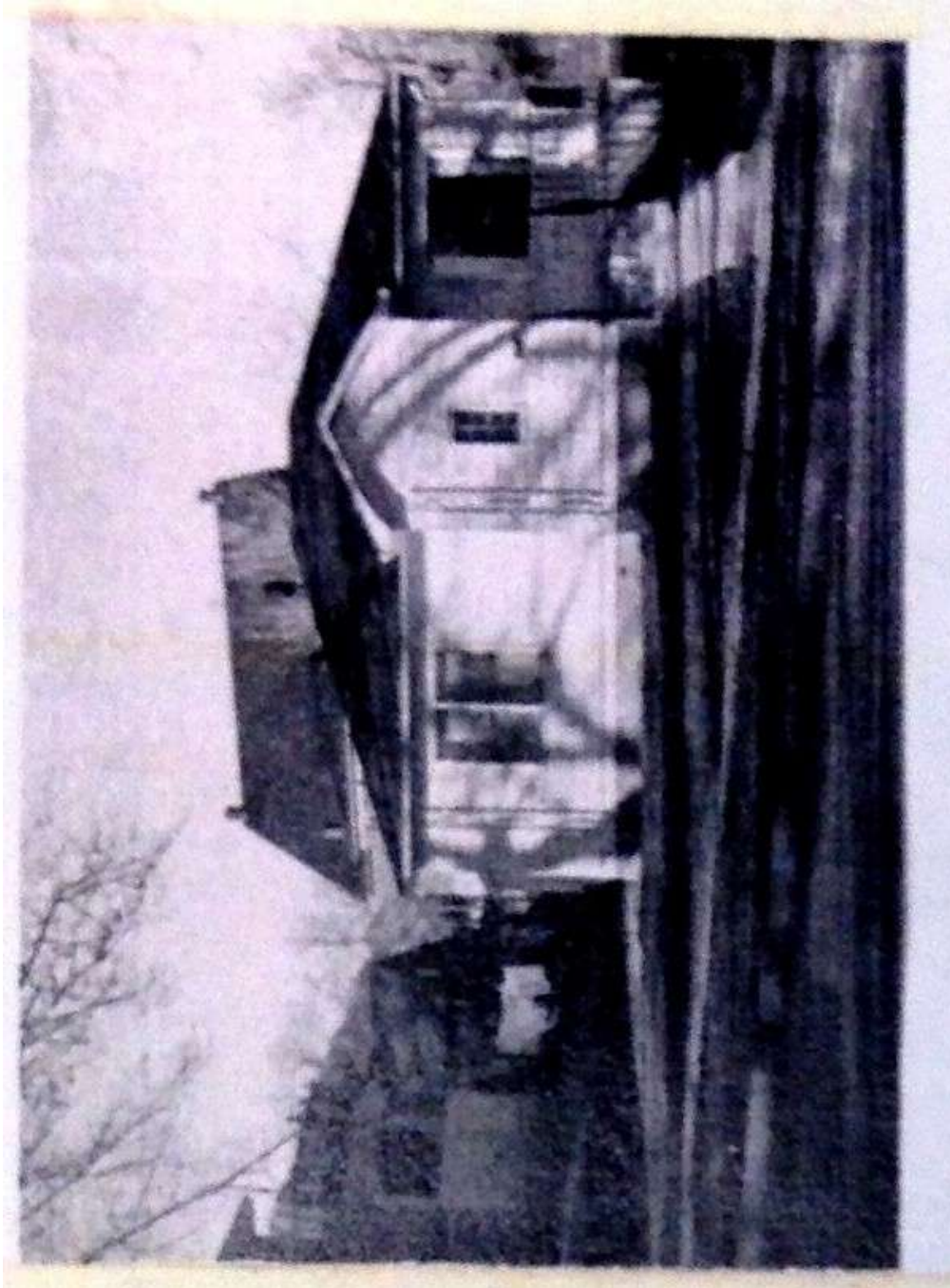
F. LOCATION AREA NO. 1000  
G. OTHER 1000  
H. TOTAL SPECIAL OBSOLESCE 10  
J. FINAL NET CONDITION (100-H) 60

SUMMARY OF BUILDING VALUE

MAIN BUILDING \$ 1000  
GARAGE \$ 0  
TOTAL BUILDING \$ 1000

MINOR BUILDINGS  
OTHER IMPROVEMENTS  
TOTAL BUILDINGS AND IMPROVEMENTS \$ 1000

Memo to the Landmarks Board  
Re: Landmark Alteration Certificate for 711 Pine St.



Attachment B: Current Photographs

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711 Pine St., view of south (front) elevation, 2014.



711 Pine St., view of west elevation, 2014.



711 Pine St., view of east elevation, 2014.



711 Pine St., view of south east corner, 2014.





711 Pine St., view of South elevation with 703 Pine St. on the left, 2014.



711 Pine St., view of South elevation with 727 Pine St. on the right, 2014.



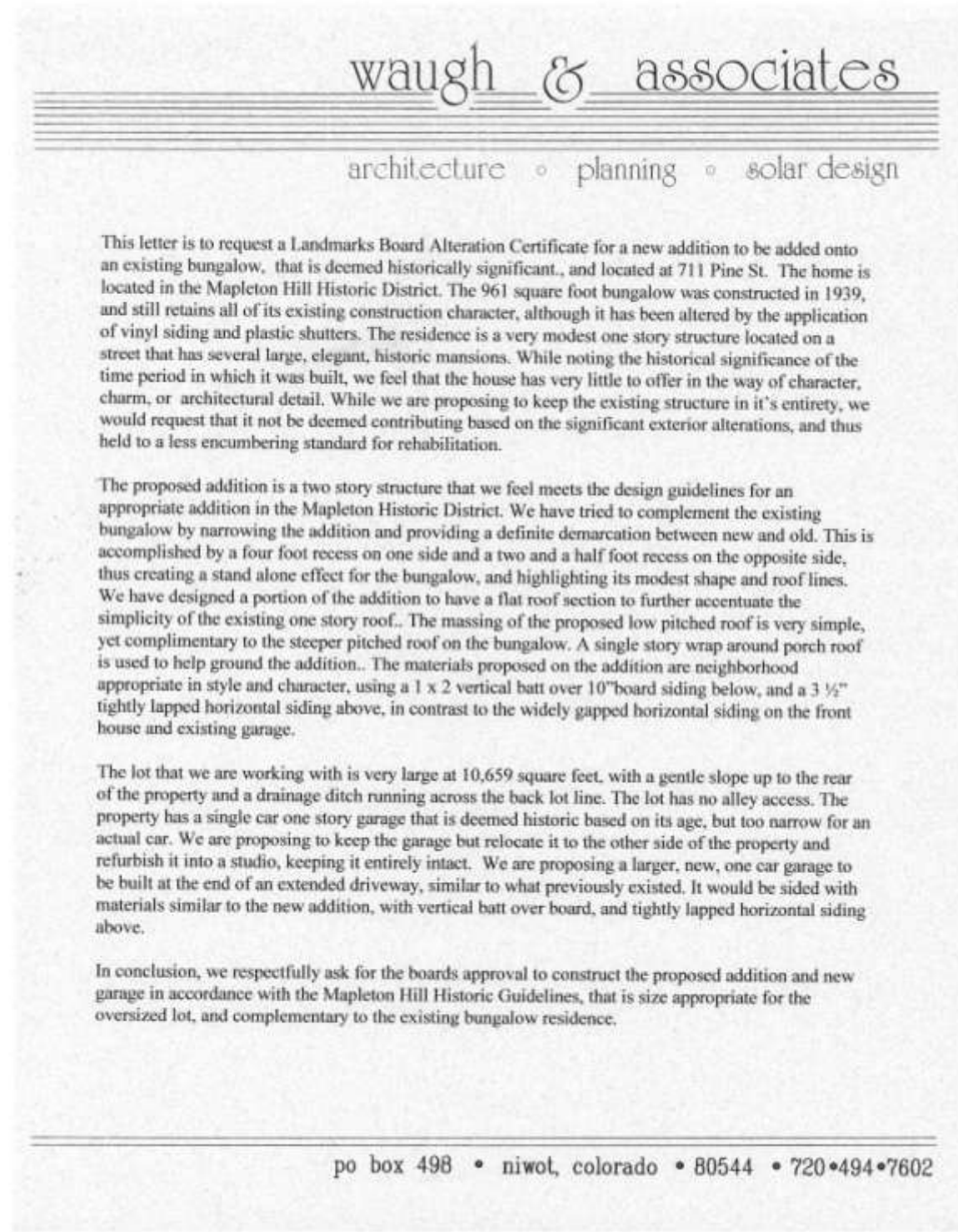


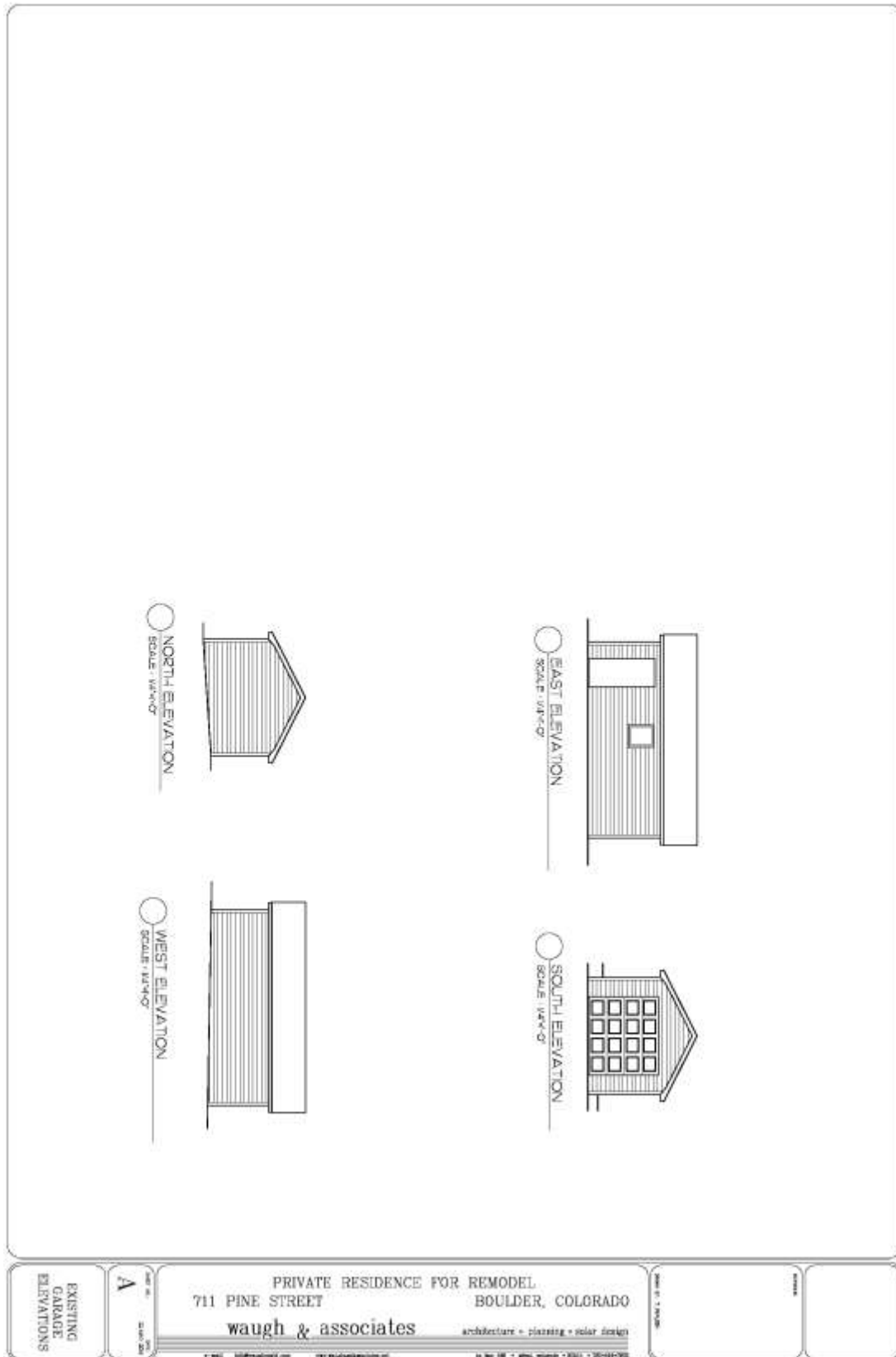
View of 700 block of Pine St. looking east, 2014.

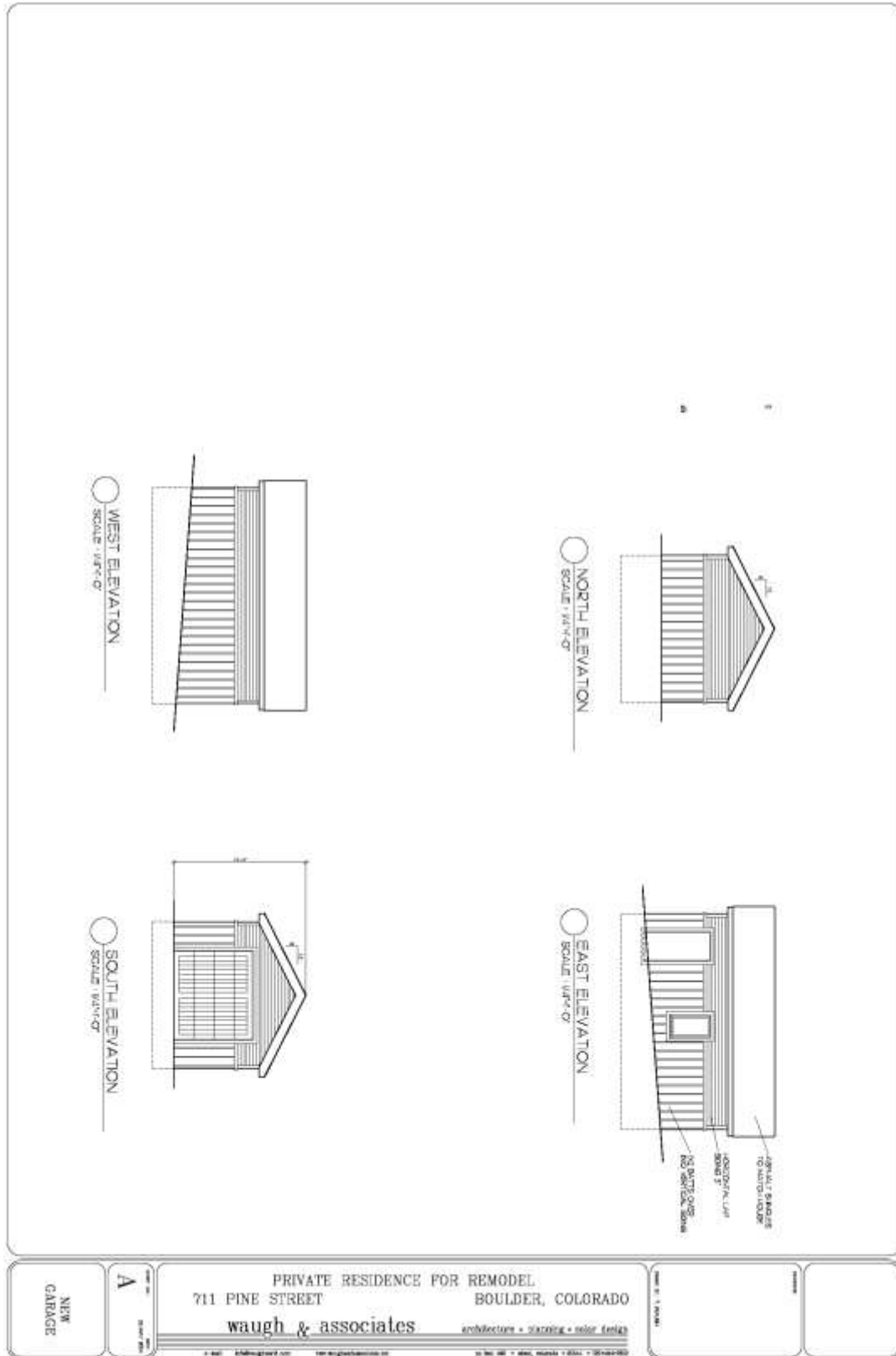


View of 700 block of Pine St. looking west, 2014.

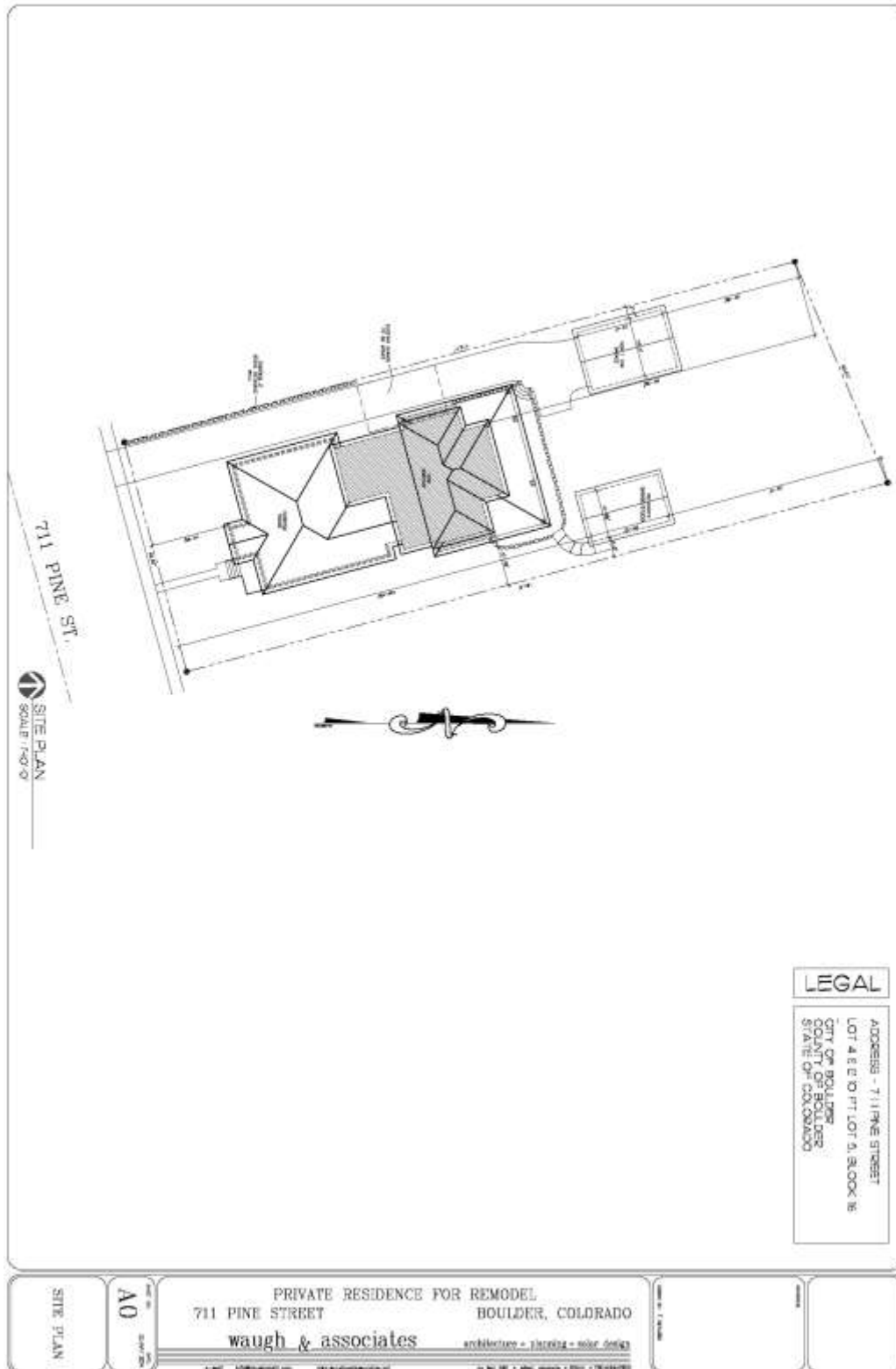
Attachment B: Applicant's Materials



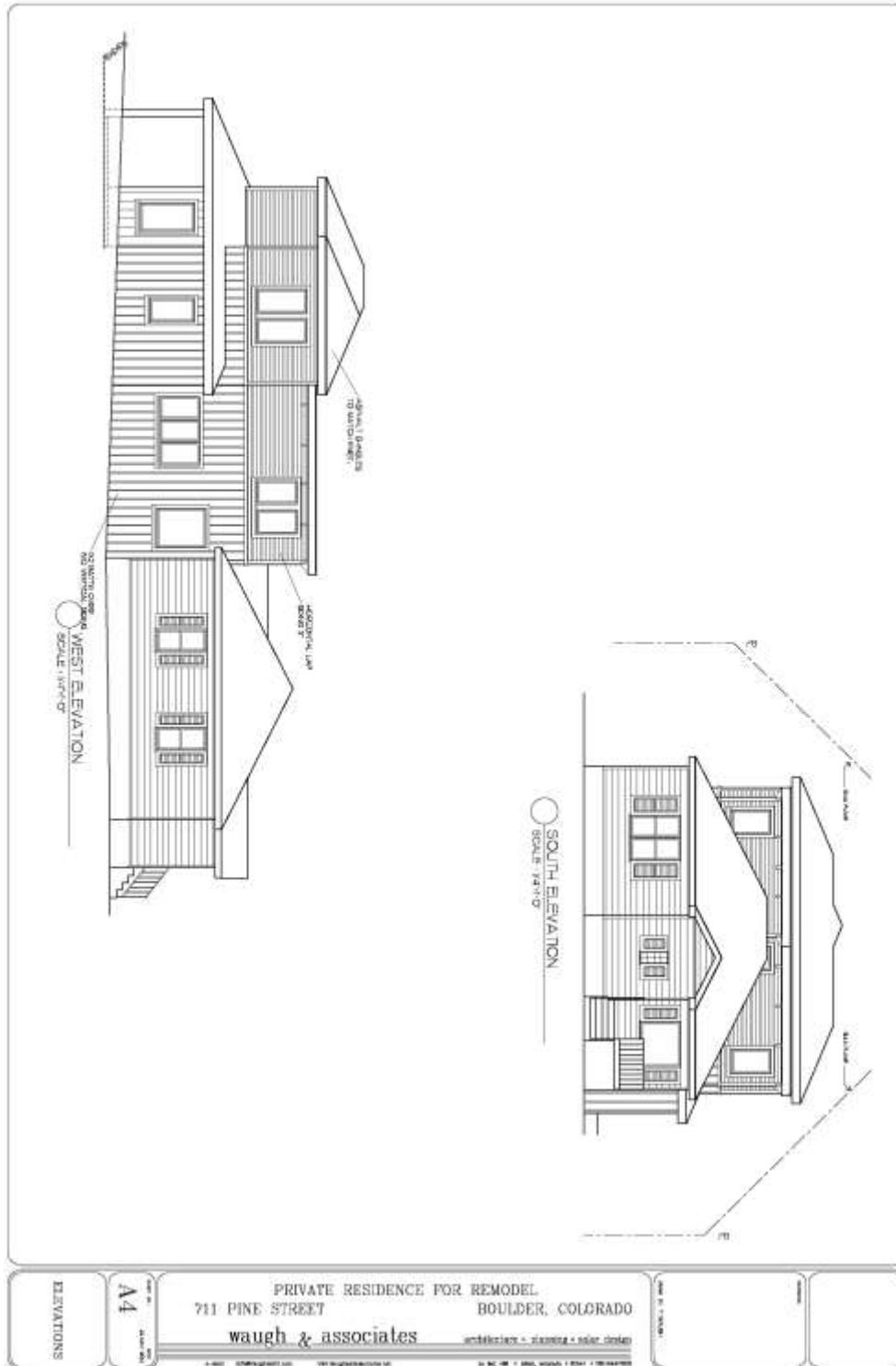


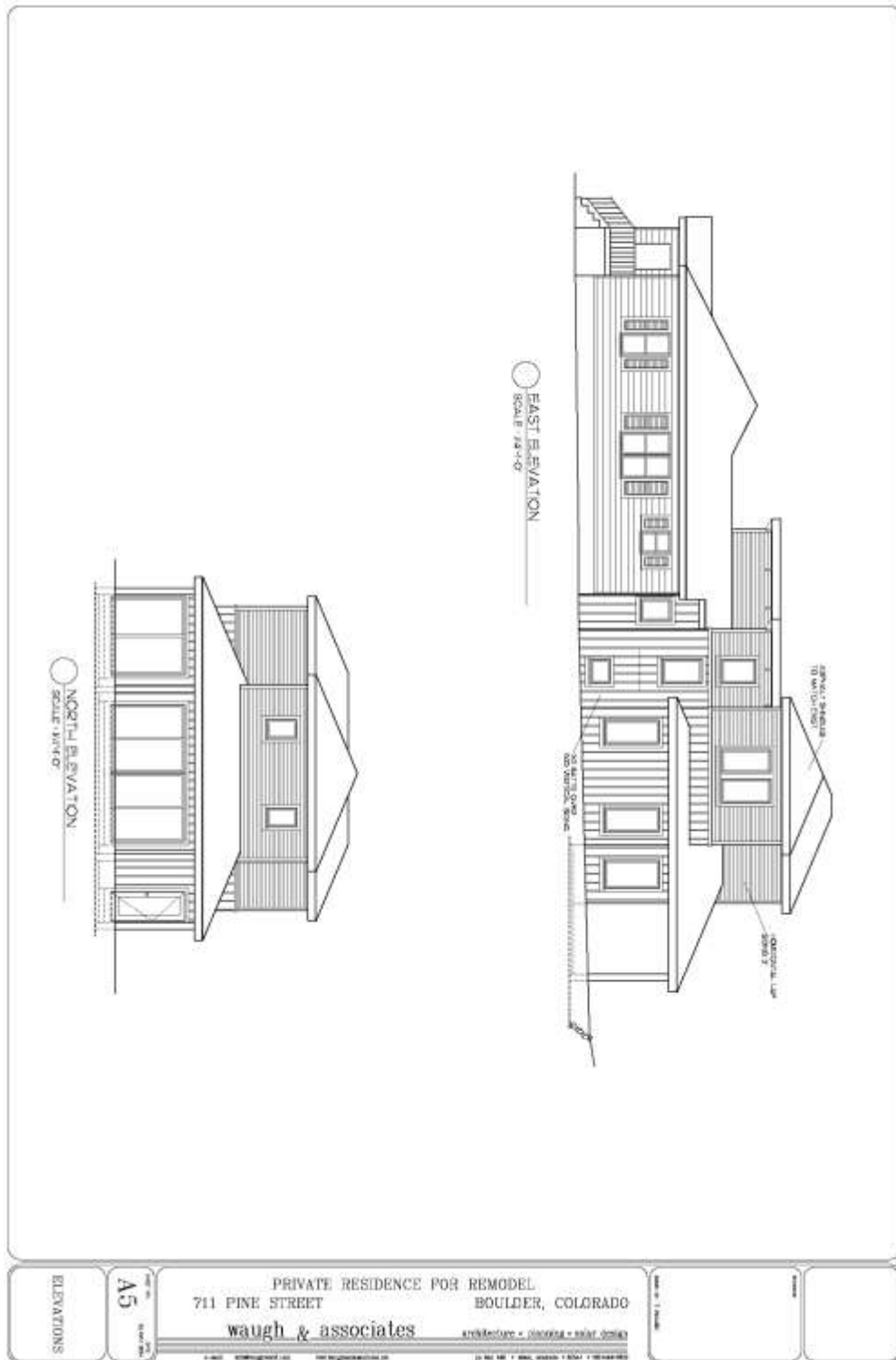


Memo to the Landmarks Board  
Re: Landmark Alteration Certificate for 711 Pine St.



Memo to the Landmarks Board  
Re: Landmark Alteration Certificate for 711 Pine St.







*Massing Model, view of addition, facing northeast*



*Massing Model, view of addition, facing northwest*